



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

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TELEPHONE
(213) 974-7546
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

Agenda No. 6
04/22/08

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NO. 04-124-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the Regional Planning Commission's approval of the above-referenced permit, which is associated with Vesting Tentative Tract Map No. 060999-(5) and Zone Change Case No. 04-124-(5), and relate to a proposed 42 single-family lot, density-controlled, development in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the permit and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By


LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

LLH:sh

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER FOR
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 04-124-(5) ("CUP") on February 26, 2008 and April 22, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on September 6, 2006 and October 18, 2006. The CUP was heard concurrently with Vesting Tentative Tract Map No. 060999-(5) ("Vesting Map") and Zone Change Case No. 04-124-(5) ("Zone Change").
2. The permittee, John Laing Homes, proposes a residential development of 42 single-family lots, one public facility lot (7,397 square feet in size), one open space lot (3.21 acres in size), and one private park (26,570 square feet in size), on a total of 12.2 gross acres.
3. A CUP is required to ensure compliance with the Los Angeles County Code ("County Code") requirements relating to hillside management and density-controlled development, as well as the requirements for on-site project grading in excess of 100,000 cubic yards, pursuant to sections 22.56.215, 22.56.205, and 22.24.150 of the County Code.
4. The subject site is located southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.
5. The rectangular-shaped property is 12.2 gross acres (9.89 acres net) in size with slight to steeply sloping topography.
6. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.
7. The project site is currently zoned A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5000-5.0 U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area - Five Dwelling Units per Net Acre).
8. Surrounding zoning includes A-2-1 to the south and west, and RPD-5000-6.2 U to the east and north.
9. The subject property consists of three, currently unimproved, lots. Surrounding uses include single-family residences and vacant properties to the north, east, west, and south.

10. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to section 22.20.460 of the County Code, and the proposed density of 42 single-family lots is consistent with the maximum number of dwelling units that can be built in the RPD-5000-5.0 U zone, which is 60 dwelling units.
11. The property is depicted in the Hillside Management ("HM") and Floodway/Floodplain ("W") land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on the permittee's submitted slope density analysis (which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope), the subject property yields a maximum of 212 dwelling units. Since any related flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 ("U2"), and Urban 3 ("U3") were used to calculate the maximum density. Because the project proposes 42 dwelling units, it is consistent with these density calculations.
12. The Zone Change is a related request to authorize a change in zones for the subject property from A-2-1 to RPD-5000-5.0 U. The RPD designation will ensure that the proposed project will: (a) adjoin other existing clustered developments located to the north, east, and west of the subject site; (b) conform to the approved plans for the project; and (c) ensure the project's compatibility with the surrounding area. As applied in this case, the CUP will ensure compliance with County Code requirements of hillside management and density-controlled development, as shown on the site plan marked "Exhibit A." No development other than this project will be permitted on the subject site without a new CUP.
13. The Vesting Map is a related request to create 42 single-family residential lots, one public facility lot, one open space lot, and one private park, on a total of 12.2 gross acres in size.
14. Approval of the Vesting Map and CUP will not become effective unless and until the Board has adopted the Zone Change ordinance, and such ordinance has become effective.
15. The site plan for the project depicts a 12.2 acre rectangular-shaped property with 42 single-family lots. The residential lots are arranged along three main internal public streets. Two points of entry and exit are proposed for the subdivision on Houston Court and Nield Court. The individual lots range in size from 4,501 to 12,832 square feet. The project proposes approximately 6.4 acres of open area (52 percent of the subject site), consisting of natural and manufactured open space, front and side yards, back yard slope areas, and a private park. Grading for the project consists of 143,000 cubic yards of cut and fill to be balanced onsite.

16. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot, and one private park, on a total of 12.2 gross acres.
17. No correspondence was received regarding the project prior to the Commission's September 6, 2006, public hearing session.
18. During its September 6, 2006 public hearing session, the Commission heard a presentation from staff, testimony from the permittee, and testimony from the public in favor of and in opposition to the project.
19. During the September 6, 2006 public hearing session, staff informed the Commission that the proposed project was consistent with the Hillside Management and Floodway/Floodplain land use categories of the Area Plan. Staff also indicated that the proposed project met the Hillside Management open space requirements for hillside and urban areas.
20. During the September 6, 2006 public hearing session, the permittee indicated that the proposed private park would be open to the public and not be fenced. The permittee also indicated that it would agree, as a condition of approval, to allow the members of the St. Clare Homeowner's Association ("St. Clare HOA"), the HOA in the development adjoining the subject site, to use the private park.
21. During the September 6, 2006 public hearing session, project opponents testified that the proposed private park was too small and should be enlarged to allow for more recreational use. The project opponents further testified that drainage and flooding hazards existed within the proposed development.
22. During the September 6, 2006 public hearing session, the Commission asked the permittee whether more recreational space could be provided to accommodate both the existing adjoining community and the proposed development. The Commission also inquired if the proposed private park could be relocated to allow more curbside parking and to reduce the intrusion of park users on the new development.
23. During the September 6, 2006 public hearing session, the permittee indicated that a 7.5 acre public park was proposed for the existing nearby Plum Canyon community but that construction of the park was delayed. The permittee indicated that it would meet with the community to discuss designing a larger park.
24. After taking all testimony at the September 6, 2006 public hearing session, the Commission continued the public hearing to October 18, 2006, to allow the permittee to meet with the St. Clare HOA to address issues about open space, additional park amenities for the region, and contour grading for the off-site parcel south of the subject property.

25. During the October 18, 2006 public hearing session, the Commission again heard a presentation from staff as well as testimony from the permittee regarding the proposed project. Testimony was also taken in opposition to the project.
26. During the October 18, 2006 public hearing session, staff received one petition letter in opposition to the proposed development. The petition was signed by 14 members of the St. Clare community adjoining the proposed development to the north. The petitioners raised concerns regarding the design of the private park and traffic safety as it related to the proposed project.
27. During the October 18, 2006 public hearing session, staff informed the Commission that the permittee had submitted a new conceptual map showing a larger proposed private park, increased in size from 3,703 square feet to 30,703 square feet. Staff also informed the Commission that the permittee had met with the St. Clare HOA on September 22, 2006, to discuss enlarging the park and to discuss the use of the park by St. Clare HOA.
28. During the October 18, 2006 public hearing session, the permittee provided testimony regarding the possible annexation of the park by the St. Clare HOA and noted that the HOA was concerned with increased traffic due to the proposed development.
29. During the October 18, 2006 public hearing session, project opponents asserted that the president of the St. Clare HOA was not speaking for the entire homeowner's association when negotiating with the permittee regarding the proposed park. Project opponents also testified that the existing homeowners closest to the proposed project would experience a negative impact from the project because of construction activity, increased traffic, and the park.
30. During the October 18, 2006 public hearing session, the Commission expressed concern with flag lots located adjacent to the proposed park since such lots could be mistaken for parking areas for the park. The Commission also indicated that it preferred for the park to be relocated on Lot Nos. 40 through 42 on the Vesting Map. The permittee testified that the intent of the flag lots was to buffer the adjacent park.
31. On October 18, 2006, after hearing all testimony, the Commissioners closed the public hearing and directed staff to prepare the final documents for approval, subject to certain modifications related to the park. The Commission also indicated that the project's redesign should be reviewed and approved by the Los Angeles County Subdivision Committee ("Subdivision Committee").

32. On January 18, 2007, the permittee submitted a revised Vesting Map to reflect the changes required by the Commission, which the Subdivision Committee cleared on March 19, 2007. On March 28, 2007, the Commission granted final approval of the Vesting Map and CUP, and recommended approval of the Zone Change to the Board.
33. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Zone Change, the Vesting Map and CUP were called up for review by the Board with the request for a Zone Change.
34. The Board conducted its public hearing for the project on February 26, 2008 and April 22, 2008.
35. At the February 26, 2008 public hearing session, the Board heard a presentation from staff and testimony from the permittee's representatives.
36. At the end of the February 26, 2008 public hearing session, the Board continued the public hearing to April 22, 2008, referring the Vesting Map, CUP, and Zone Change back to the Subdivision Committee for review and required the following: (a) that the permittee increase the park size to one acre by realigning "D" Street and creating a four-way intersection at Houston Court, and must also allow a private driveway fire lane for the park, where the street frontage requirements for the private driveway will be waived; (b) that the park must include a children's playground, basketball court, four picnic tables, and a shade structure; (c) that the park must be constructed to the satisfaction of the County Department of Parks and Recreation prior to the issuance of any building permits for the first for-sale units within the development; (d) that the responsibility for the slope areas on the rear of Lot Nos. 13 through 23 must be of the individual property owners and not the homeowner's association for the project; and (e) that the outstanding sewer study issue regarding sewage capacity must be resolved with the City of Santa Clarita.
37. At the April 22, 2008 public hearing session, the Board again heard a presentation from staff and testimony from the permittee's representatives. Staff indicated that the changes to the project required by the Board at the February 26, 2008, public hearing session had been made, and that the revised Vesting Map had been approved by the Subdivision Committee. The permittee's representative testified that the outstanding sewer study issue had been resolved with the City of Santa Clarita.
38. As a condition of approval of this grant, the Board finds that the permittee shall be required to comply with all applicable conditions set forth in section 22.40.070 of the County Code.

39. The Board finds that an initial study was prepared for this project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board further finds that the Initial Study identified potentially significant effects of the project on geotechnical, flood hazard, fire hazard, air quality, biota, cultural resources, visual, traffic, and education, but that revisions to the project have been made to mitigate these effects. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") was prepared for the project.
40. The Board finds that a Mitigation Reporting and Monitoring Program ("MMP"), consistent with the conclusions and recommendations of the MND, was prepared and its requirements are incorporated into the conditions of approval for this project.
41. The Board reviewed and considered the MND and found that it reflects the independent judgment and analysis of the Board. After considering the MND and MMP together with any comments received during the public review process, the Board found that on the basis of the whole record before the Board, that there is no substantial evidence the project will have a significant effect on the environment.
42. The Board finds that this project has an effect on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
43. Approval of this permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the Vesting Map.
44. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
45. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed uses with the attached conditions and restrictions will be consistent with the adopted General Plan and Area Plan;
- B. That with the attached conditions and restrictions, the requested uses at the proposed location will not adversely affect the health, peace, comfort, or welfare of people residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other people located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and adequately served by other public or private service facilities as are required;
- E. That the proposed project provides the necessary safeguards to ensure completion of the development as proposed, whereby the applicant has forestalled the substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;
- F. That the proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- G. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- H. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- I. That the proposed project demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record with the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Approves Conditional Use Permit No. 04-124-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER NO. 04-124-(5)

1. This grant authorizes the use of the subject property for a density-controlled development with a maximum of 42 single-family residential lots, as depicted on the approved Exhibit "A" (dated March 18, 2008), subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - A. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9 and 46; and
 - B. An ordinance changing the zoning of the property from A-2-1 to RPD-5000-5.0 U, as recommended in Zone Change Case No. 04-124-(5), has been adopted by the Los Angeles County Board of Supervisors ("Board") and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. Upon termination of the appeal period for this grant, the permittee shall remit processing fees in the amount of \$2,550 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The mitigation measures set forth in the project's Mitigated Negative Declaration and the Mitigation Monitoring Program ("MMP"), the latter attached hereto, are incorporated by this reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Regional Planning ("Director") for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.
11. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 650089 of the Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional

Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

- 13. This grant shall expire unless used within two years after the recordation of a final map(s) for Vesting Tentative Tract Map No. 06-0999-(5) ("Vesting Map"). In the event that the Vesting Map should expire without the recordation of the final map(s), this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 14. No grading permit shall be issued prior to the recordation of a final map unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the Vesting Map.
- 15. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map and the approved Exhibit "A" dated March 18, 2008. All revised plans require the written authorization of the property owner.
- 16. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
- 17. The permittee shall submit a copy of any and all project Covenants, Conditions and Restrictions ("CC&R's") and maintenance agreements and covenants entered into with respect to the project to Regional Planning for review and approval.
- 18. The development of the subject property shall comply with all requirements and conditions of the Vesting Map.

19. The permittee shall provide no less than 6.0 acres of open space for the project, where no less than 4.3 acres (or 70 percent) of open space areas shall be within non-urban designated areas and 1.5 acres (or 25 percent) of open space areas shall be within urban designated areas. For purposes of this Condition No. 19, the following areas shall count towards this open space requirement: the private park; the open space lot; the front and side yards of the residential lots; the back yard slopes; and the six-foot wide parkways, all as depicted on the open space exhibit approved as part of this project.
20. The rear yard slope areas of Lot Nos. 13 through 23 shall be maintained by the individual homeowners of these lots and shall not be the responsibility of the homeowner's association for the project. The permittee shall ensure that this requirement is included in the CC&R's for this project and shall provide a copy of the relevant provision in the CC&R's to Regional Planning for review and approval.
21. Within the one-acre private park approved as part of this project, the permittee shall include: (a) a basketball court; (b) four picnic tables; (c) a shade structure; and (d) a children's playground.
22. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5000-5.0 U zone in accordance with section 22.56.205 of the County Code.
23. The one-acre park approved as part of this project must be constructed to the satisfaction of the Director of the Los Angeles County Department of Parks and Recreation prior to the issuance of any building permit for the first-home sale in the subdivision.
24. Prior to the issuance of any grading and/or building permit, a site plan(s) covering the applicable development phase, as identified on the phasing map for the Vesting Map, shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - A. Complies with the conditions of this grant and the standards of the zone; and
 - B. Is compatible with hillside resources.
25. No structure in this project shall exceed 35 feet in height, excluding chimneys and rooftop antennas. Prior to the issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this requirement.

26. All utilities less than 50 kv shall be placed underground.
27. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
28. Detonation of explosives or any other blasting device or material is prohibited at the site unless the required permit(s) have been obtained and the adjacent property owners have been notified.
29. All grading and construction activity on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No such activity shall be permitted on Sundays or holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise disturbance to adjacent residences.
30. The permittee shall implement a dust control program during the grading and construction phases of the project to the satisfaction of the Director and the Director of Public Works.
31. All material graded shall be sufficiently watered to prevent excessive dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in late morning and again after construction and/or grading activities are finished for the day. All clearing, grading, earth moving, and/or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph averaged over a one-hour period) to prevent excessive dust.
32. Upon commencement of any grading activity authorized by this grant, the permittee shall diligently pursue such grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from Public Works for the construction and development of this project and shall maintain all such permits in full force and effect as required throughout the life of this grant.
35. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.

36. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event that any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
37. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County's building and plumbing codes.
38. The subject property shall be constructed, developed, and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided for this project to the satisfaction of Public Health.
39. If during construction of the project soil contamination is suspected in a given area, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
40. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with California seismic hazard safety requirements to the satisfaction of Public Works.
41. Prior to the issuance of any grading permit, the permittee shall show to the satisfaction and approval of Public Works that the project design provides for the filtering of flows to capture contaminants originating from the project site.
42. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
43. During construction of the project, all large-size truck trips shall occur during off-peak commute periods.
44. During construction of the project, the permittee shall obtain any necessary transportation permit(s) from the California Department of Transportation for the transportation of heavy construction equipment and/or materials requiring the use of oversized-transport vehicles on state highways.

45. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by a staff biologist of Regional Planning, the Director, and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). The landscape plan shall include all proposed landscaping and irrigation and shall show the size, type, and location of all plants, trees, and watering facilities. The watering facilities shall consist of a permanent water-efficient irrigation system, such as a "bubbler" or drip irrigation system. All landscaping shall be maintained in a neat, clean, and healthful condition and shall be properly pruned, weeded, cleared of litter, and replaced when necessary.

The review of the landscape plan will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and ground covering) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted in the landscape plan.

The landscaping in the landscape plan shall consist of, at a minimum, 50 percent of locally indigenous vegetation (e.g., trees, shrubs, and ground covering). If the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible because of County fire safety requirements, a lower percentage of locally indigenous species may be approved, but in no event shall this percentage be less than 30 percent. The mixture and density of the trees, shrubs, and ground covering shall be determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of any grading or building permit for any construction, the permittee shall submit a phasing plan to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including the required plantings, within six months and the expected growth of the planting during the subsequent 18 months.

46. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures approved as part of this project. Prior to recordation of the covenant, the permittee shall submit a copy of the covenant to the Director for approval.
47. Upon termination of the appeal period for this grant, the permittee shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing the permittee's reports described in Condition No. 10 and verifying compliance with the MMP. The permittee shall retain the services of a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported as required by the MMP.

Enclosure

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
Flood Hazard/Drainage				
Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Fire Hazard/Fire Services				
The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
Air Quality				
The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.				
To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.	Field check	During building construction	Applicant	Public Works
Biota Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	No ground disturbing between February 1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.				
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
Traffic Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road: 1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane.	Submittal and approval of striping plan. Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.	Submittal and approval of striping plans	Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
Education Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

MMP for 00-187 (TR52763) & 04-124 (TR060999)

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.				
Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

July 23, 2008

TELEPHONE
(213) 974-7546
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

Agenda No. 6
04/22/08

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NO. 06-0999-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the Regional Planning Commission's approval of the above-referenced permit, which proposes a 42 single-family lot, density-controlled, development with an associated conditional use permit and zone change in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the permits and zone change and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By *Richard L. Hafetz* (For)
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Raymond G. Fortner, Jr.
RAYMOND G. FORTNER, JR.
County Counsel

LLH:sh

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER FOR
VESTING TENTATIVE TRACT MAP NO. 06-0999-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 060999-(5) ("Vesting Map") on February 26, 2008 and April 22, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on September 6, 2006 and October 18, 2006. The Vesting Map was heard concurrently with Zone Change Case No. 04-124-(5) ("Zone Change") and Conditional Use Permit Case No. 04-124-(5) ("CUP").
2. The Vesting Map proposes a residential development of 42 single-family lots, one public facility lot (7,397 square feet in size), one open space lot (3.21 acres in size), and one private park (26,570 square feet in size), on a total of 12.2 gross acres.
3. The subject site is located southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.
4. The rectangular shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping topography.
5. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.
6. The project site is currently zoned A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to Residential Planned Development ("RPD") - 5,000-5.0 U (RPD-5,000 Square Feet Minimum Required Lot Area - Five Dwelling Units per Net Acre).
7. Surrounding zoning includes A-2-1 to the south and west, and RPD-5,000-6.2 U to the east and north.
8. The subject property consists of three, currently unimproved, lots. Surrounding uses include single-family residences and vacant properties to the north, east, west, and south.
9. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to section 22.20.460 of the Los Angeles County Code ("County Code"), and the proposed density of 42 single-family lots is consistent with the maximum number of dwelling units that can be built in the RPD-5,000-5.0 U zone, which is 60 dwelling units.

10. The property is depicted in the Hillside Management ("HM") and Floodway/Floodplain ("W") land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on the subdivider's slope density analysis (which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope), the subject property yields a maximum of 212 dwelling units. Since any related flood hazards are considered mitigated, adjacent land use categories of HM, Urban 2 ("U2"), and Urban 3 ("U3") were used to calculate the maximum density. Because the project proposes 42 dwelling units, it is consistent with these density calculations.
11. The Zone Change is a related request to authorize a change in zones for the subject property from A-2-1 to RPD-5,000-5.0 U. The RPD designation will ensure that the proposed project will: (a) adjoin other existing clustered developments located to the north, east, and west of the subject site; (b) conform to the approved plans for the project; and (c) ensure the project's compatibility with the surrounding area.
12. The CUP is a related request to ensure compliance with County Code requirements relating to hillside management and density-controlled development, as shown on the site plan marked "Exhibit A," as well as those relating to onsite project grading, which exceeds 100,000 cubic yards. No development other than this project will be permitted on the subject site without a new CUP.
13. Approval of the Vesting Map and CUP will not become effective until the Board has adopted the Zone Change ordinance, and such ordinance has become effective.
14. The site plan for the project depicts a 12.2-acre rectangular-shaped property with 42 single-family lots. The residential lots are arranged along three main internal public streets. Two points of entry and exit are proposed for the subdivision on Houston Court and Nield Court. The individual lots range in size from 4,501 to 12,832 square feet. The project proposes approximately 6.4 acres of open area (52 percent of the subject site) consisting of natural and manufactured open space, front and side yards, back yard slope areas, and a private park. Grading for the project consists of 143,000 cubic yards of cut and fill to be balanced onsite.
15. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot, and one private park on a total of 12.2 gross acres.
16. No correspondence was received regarding the project prior to the Commission's September 6, 2006 public hearing session.

17. During its September 6, 2006 public hearing session, the Commission heard a presentation from staff, testimony from the subdivider, and testimony from the public in favor of and in opposition to the project.
18. During the September 6, 2006 public hearing session, staff informed the Commission that the proposed project was consistent with the Hillside Management and Floodway/Floodplain land use categories of the Area Plan. Staff also indicated that the proposed project met the Hillside Management open space requirements for hillside and urban areas.
19. During the September 6, 2006 public hearing session, the subdivider indicated that the proposed private park would be open to the public and not be fenced. The subdivider also indicated that it would agree, as a condition of approval, to allow the members of St. Clare Homeowner's Association ("St. Clare HOA"), the HOA in the development adjoining the subject site, to use the private park.
20. During the September 6, 2006 public hearing session, project opponents testified that the proposed private park was too small and should be enlarged to allow more recreational use. The project opponents further testified that drainage and flooding hazards existed within the proposed development.
21. During the September 6, 2006 public hearing session, the Commission asked the subdivider whether more recreational space could be provided to accommodate both the existing adjoining community and the proposed development. The Commission also inquired if the proposed private park could be relocated to allow more curbside parking and to reduce the intrusion of park users on the new development.
22. During the September 6, 2006 public hearing session, the subdivider indicated that a 7.5 acre public park was proposed for the existing nearby Plum Canyon community, but that construction of the park was delayed. The subdivider indicated that it would meet with the community to discuss designing a larger park.
23. After taking all testimony at the September 6, 2006 public hearing session, the Commission continued the public hearing to October 18, 2006, to allow the subdivider to meet with the St. Clare HOA to address issues about open space, additional park amenities for the region, and contour grading for the off-site parcel south of the subject property.
24. During the October 18, 2006 public hearing session, the Commission again heard a presentation from staff as well as testimony from the subdivider regarding the proposed project. Testimony was also taken in opposition to the project.

25. During the October 18, 2006 public hearing session, staff received one petition letter in opposition to the proposed development. The petition was signed by 14 members of the St. Clare community adjoining the proposed development to the north. The petitioners raised concerns regarding the design of the private park and traffic safety as it related to the proposed project.
26. During the October 18, 2006 public hearing session, staff informed the Commission that the subdivider had submitted a new conceptual map showing a larger proposed private park increased in size from 3,703 square feet to 30,703 square feet. Staff also informed the Commission that the subdivider had met with the St. Clare HOA on September 22, 2006, to discuss enlarging the park and to discuss the use of the park by the St. Clare HOA.
27. During the October 18, 2006 public hearing session, the subdivider provided testimony regarding the possible annexation of the park by the St. Clare HOA and noted that the HOA was concerned with increased traffic due to the proposed development.
28. During the October 18, 2006 public hearing session, project opponents asserted that the president of the St. Clare HOA was not speaking for the entire HOA when negotiating with the applicant regarding the proposed park. Project opponents also testified that the existing homeowners closest to the proposed project would experience a negative impact from the project because of construction activity, increased traffic, and the park.
29. During the October 18, 2006 public hearing session, the Commission expressed concern with flag lots located adjacent to the proposed park since such lots could be mistaken for parking areas for the park. The Commission also indicated that it preferred for the park to be relocated on Lot Nos. 40 through 42 on the Vesting Map. The subdivider testified that the intent of the flag lots was to buffer the adjacent park.
30. On October 18, 2006, after hearing all testimony, the Commission closed the public hearing and directed staff to prepare the final documents for approval, subject to certain modifications related to the park. The Commission also indicated that the project's redesign should be reviewed and approved by the Los Angeles County Subdivision Committee ("Subdivision Committee").
31. On January 18, 2007, the subdivider submitted a revised Vesting Map to reflect the changes required by the Commission, which the Subdivision Committee cleared on March 19, 2007. On March 28, 2007, the Commission granted final approval of the Vesting Map and CUP and recommended approval of the Zone Change to the Board.

32. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Zone Change, the Vesting Map and CUP were called up for review by the Board with the request for the Zone Change.
33. The Board conducted its public hearing for the project on February 26, 2008, and April 22, 2008.
34. At the February 26, 2008 public hearing session, the Board heard a presentation from staff and testimony from the subdivider's representatives.
35. At the end of the February 26, 2008 public hearing session, the Board continued the public hearing to April 22, 2008, referring the Vesting Map, CUP, and Zone Change back to the Subdivision Committee for review and required the following: (a) that the subdivider increase the park size to one acre by realigning "D" Street and creating a four-way intersection at Houston Court, and also must allow a private driveway fire lane for the park, where the street frontage requirements for the private driveway will be waived; (b) that the park must include a children's playground, basketball court, four picnic tables, and a shade structure; (c) that the park must be constructed to the satisfaction of the County Department of Parks and Recreation prior to the issuance of any building permits for the first for-sale units within the development; (d) that the responsibility for the slope areas on the rear of Lot Nos. 13 through 23 must be of the individual property owners and not the homeowner's association for the project; and (e) that the outstanding sewer study issue regarding sewage capacity must be resolved with the City of Santa Clarita.
36. At the April 22, 2008 public hearing session, the Board again heard a presentation from staff and testimony from the subdivider's representatives. Staff indicated that the changes to the project required by the Board at the February 26, 2008 public hearing session had been made and that the revised Vesting Map had been approved by the Subdivision Committee. The subdivider's representative testified that the outstanding sewer study issue had been resolved with the City of Santa Clarita.
37. The Board finds that the proposed project must comply with the development standards of the RPD zone pursuant to section 22.20.460 of the County Code.
38. The Board finds that the technical and engineering aspects of the project have been resolved to the satisfaction of the County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health, and Regional Planning.
39. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures shown on the Vesting Map.

40. The Board finds that compatibility of the project with surrounding land uses will be ensured through the Vesting Map, CUP, Zone Change, and environmental conditions imposed with the project approvals.
41. The Board finds that no evidence exists that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
42. The Board finds that the subject property is properly located for the recommended zoning classification since such recommended zoning classification is compatible with adjacent and/or nearby zoning classifications and/or land uses. The Board further finds that the adoption of the proposed zoning classification will be in the interest of public health, safety, and general welfare, and in conformity with good planning practices, in that the proposed zoning classification implements and promotes single-family residential development within unimproved land.
43. The Board finds that adoption of the Zone Change will enable development of the subject property as proposed.
44. The Board finds that the site is physically suitable for the type of development and density proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the County Department of Public Works.
45. The Board finds that the design of the subdivision and the type of improvements proposed will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
46. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
47. The Board finds that the design of the subdivision provides for future passive and/or natural heating or cooling opportunities therein.

48. The Board finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map since the design and development as set forth in the conditions of approval and on the Vesting Map provide adequate protection for any such easements.
49. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
50. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
51. In determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
52. This tract map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
53. The Board finds that an initial study was prepared for this project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board further finds that the Initial Study identified potentially significant effects of the project on geotechnical, flood hazard, fire hazard, air quality, biota, cultural resources, visual, traffic, and education, but that revisions to the project have been made to mitigate these effects. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") was prepared for the project, attached hereto.
54. The Board finds that a Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the MND was prepared and its requirements are incorporated into the conditions of approval for this project.
55. The Board reviewed and considered the MND and found that it reflects the independent judgment and analysis of the Board. After considering the MND and MMP together with any comments received during the public review process, the Board found that on the basis of the whole record before it, there is no substantial evidence the project will have a significant effect on the environment.

56. The Board finds that this project has an effect on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
57. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the CUP.
58. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record with the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Approves Vesting Tentative Tract Map No. 060999-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 060999-(5)

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit Case No. 04-124-(5) ("CUP") and the Mitigation Monitoring Program ("MMP"), both approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with this approval of Vesting Tentative Tract Map No. 060999-(5) ("Vesting Map").
2. Except as otherwise specified by the CUP, the subdivider shall conform to the applicable requirements of the RPD-5000-5.0 U zone, including the area requirements of such zone.
3. In accordance with the CUP, this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5000-5.0 U zone.
4. Recordation of the final map is contingent upon adoption of an ordinance changing the zoning of the subject property from A-2-1 to RPD-5000 -5.0 U by the Board and upon said ordinance becoming effective.
5. The subdivider shall submit a copy of the project's maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
6. The subdivider shall submit evidence to Regional Planning that the conditions of the associated CUP have been recorded.
7. The subdivider shall record a covenant with the County agreeing to comply with the required environmental mitigation measures approved as part of this project. Prior to recordation of the final map, the subdivider shall submit a copy of the draft covenant to the Director of Regional Planning ("Director") for review and approval.
8. This grant authorizes the subdivider to adjust lot lines to the satisfaction of Regional Planning.
9. The subdivider shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots which shall be governed by County Code requirements. Where appropriate, the subdivider shall provide radial lot lines for each lot.

10. On the final map, the subdivider shall dedicate to the County the right to prohibit development on all open space areas, including open space Lot No. 43, except as otherwise depicted on the revised open space exhibit map. The subdivider shall record an open space building restriction area over all open space areas on the final map.
11. The subdivider shall ensure that the open space lot and private park lot (Lot Nos. 41 and 43, respectively) shall be owned and maintained by the homeowner's association for the project.
12. The subdivider shall number all open space lots on the final map and provide access to each open space lot, with a minimum of 15 feet in width, to the satisfaction of Regional Planning.
13. The rear yard slope areas of Lot Nos. 13 through 23 shall be maintained by the individual homeowners of these lots and shall not be the responsibility of the homeowner's association for the project. The subdivider shall ensure that this requirement is included in the Covenants, Conditions, and Restrictions ("CC&R's") for this tract and shall provide a copy of the relevant provision in the CC&R's to Regional Planning for review and approval.
14. With this grant, the subdivider is authorized to create additional open space lots to the satisfaction of Regional Planning.
15. The subdivider shall provide slope planting and an irrigation system in accordance with the County grading ordinance. The CC&R's for the tract and/or maintenance agreements for the project shall include conditions requiring the continued maintenance of the plantings on lots that have planted slopes. Prior to final map approval, the subdivider shall submit a copy of the CC&R's and/or maintenance agreements for recordation to Regional Planning.
16. No grading permit shall be issued prior to the recordation of a final map unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the CUP.
17. Prior to the issuance of a grading and/or building permit, the subdivider shall submit three copies of a landscape plan, for approval by the Director, to be incorporated into a revised site plan, as required by the CUP.
18. In accordance with section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot of the subdivision. The location and the species of said tree(s) shall be incorporated into the site plan or landscape plan for the project. Prior to final map approval, the site/landscaping plan shall be approved

by the Director, and the subdivider shall post a bond with the County Department of Public Works ("Public Works") or submit other proof to the satisfaction of Regional Planning that ensures the planting of the required trees.

19. Upon termination of the appeal period for this grant, the subdivider shall remit a processing fee (currently \$2,657) to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No map subject to this requirement is final, vested, or operative until the fee is paid.
20. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP approved as part of this grant. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as is required by Regional Planning. The reports shall describe, at a minimum, the status of the subdivider's compliance with the required mitigation measures.
21. Upon termination of the appeal period for this grant, the subdivider shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's MMP reports and to verify compliance with the information contained in the reports required by the MMP.
22. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 65499.37 of the Government Code or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.
23. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions set forth in the CUP, the attached MMP, and the attached reports recommended by the Los Angeles County Subdivision Committee, which Subdivision Committee consists of members of Public Works and the Los Angeles County Departments of Fire, Parks and Recreation, and Public Health.

Enclosures

The following reports consisting of 13 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
11. The first unit of this subdivision shall be filed as Tract No. 60999-01, the second unit, Tract No. 60999-02, and the last unit, Tract No. 60999.
12. Show open space note on the final map and dedicate residential construction rights over the open space lots.
13. Provide off-site right of way or easement on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. The off-site right of way or easement shall be recorded by a separate instrument prior to or concurrently with the recordation of Tract No. 60999 to the satisfaction of Public Works.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060999 (Rev.)

Page 3/3

TENTATIVE MAP DATED 03-18-2008
TENTATIVE MAP DATED 03-18-2008

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by JMS
Juan M Sarda
tr60999L-rev7.doc

Phone (626) 458-4921

Date 04-07-2008



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO: 060999

REVISED TENTATIVE MAP DATE 03/18/08
EXHIBIT MAP DATE 03/18/08

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended.

Prior to Improvement Plan Approval:

1. Submit a hydrology study/ Standard Urban Stormwater Mitigation Plan (SUSMP) to reflect the drainage on the current tentative map.
2. Comply with the requirements of the latest hydrology/ Standard Urban Stormwater Mitigation Plan (SUSMP) or revised drainage concept/ Standard Urban Stormwater Mitigation Plan (SUSMP), to the satisfaction of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Provide fee title lots for debris basins/inlets to the satisfaction of the Department of Public Works.
2. Form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
3. Developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.
4. Submit notarized grading covenants for offsite grading, in a form approved by Public Works, obtained from all impacted offsite property owners, as determined by Public Works, and recorded by the applicant. The number of offsite grading covenants will be determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite grading covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

AZ By 
ELAINE KUNITAKE

Date 03/20/08 Phone (626) 458-4921

TENTATIVE MAP DATED 03-18-2008
EXHIBIT MAP DATED 03-18-2008


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Show disposition of all the easements (i.e. quit claimed, relocate, or easement holder permission will be obtained).
2. Provide landscaping plans per grading ordinance (Section J110.3 of Appendix J of the Los Angeles County Building Code).
3. Submit the following agency approvals:
 - a. Drainage Concept or Hydrology approved by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
5. Provide a draft copy of the CC&Rs

Name  Date 4/3/08 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

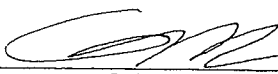
TENTATIVE TRACT MAP 60999
SUBDIVIDER WL Homes, LLC
ENGINEER Sikand
GEOLOGIST &
SOILS ENGINEER Leighton & Associates, Inc. (Santa Clarita)

TENTATIVE MAP DATED 3/18/08 (Revision)
LOCATION Plum Canyon
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 2/8/07, 8/11/05, 4/20/05, 9/24/04

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 3/24/08 is attached.

Prepared by _____ Reviewed by  Date 3/24/08
Geir Mathisen

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 60999
Location Plum Canyon
Developer/Owner WL Homes, LLC
Engineer/Architect Sikand
Soils Engineer Leighton & Associates, Inc. - Santa Clarita (061087-001)
Geologist Leighton & Associates, Inc.

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 3/18/08 (rev.)
Soils Engineering and Geologic Report Dated 9/24/04
Soils Engineering and Geologic Addenda Dated 2/8/07, 8/11/05, 4/20/05
Previous Review Sheet Dated 2/15/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by _____ Date 3/24/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\TR 60999, Plum Canyon, TTM-A_11.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets.
2. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
3. Provide minimum landing area of 25 feet for Nield Court at a maximum 3 percent grade to the satisfaction of Public Works.
4. Provide property line return radii of 13 feet at all local street intersections plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Dedicate right of way 30 feet from centerline within the tract boundaries on Houston Court (north of Nield Court), and on Nield Court plus additional right of way for a standard cul-de-sac bulb.
6. Dedicate right of way 29 feet from centerline within the tract boundaries on Houston Court (south of Nield Court) plus additional right of way for a standard cul-de-sac bulb.
7. Dedicate additional right of way for a standard knuckle at the intersection of Houston Court and Nield Court.
8. Provide/dedicate right of way for the offsite portion of Nield Court as shown on the tentative map. The offsite right of way may be dedicated by separate instrument or through the Final Map.
9. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all streets. It is recognized that the subdivider has acquired offsite easement for the construction of the offsite portion of Nield Court per instrument no. 03-1795654. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.


10. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
11. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
12. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
13. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on all streets and on the off-site portions of ~~"B" Street and Nield Court~~ joining the existing Nield Court to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

TENTATIVE MAP DATED 03-18-2008
EXHIBIT MAP DATED 03-18-2008

- (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 14. Plant street trees within the tract boundaries on all streets.
 - 15. Install postal delivery receptacles in groups to serve two or more residential units.
 - 16. Provide and install street name signs prior to occupancy of buildings.
 - 17. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 18. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.

TENTATIVE MAP DATED 03-18-2008
EXHIBIT MAP DATED 03-18-2008

19. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.
20. Comply with the mitigation measures identified in the attached June 23, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.


Prepared by Allan Chan
tr60999r-rev7.doc

Phone (626) 458-4915

Date 04-07-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 12036AS, dated 02-21-2008) was reviewed and approved for unincorporated County areas. The City of Santa Clarita shall review and approve areas under the City's jurisdiction. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works and/or the City of Santa Clarita.
3. Comply with the mitigation measures as identified in the approved sewer area study to the satisfaction of Public Works and/or the City of Santa Clarita.
4. Provide a digital copy (PDF Format) of the approved area study PC 12036AS.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by the City of Santa Clarita to determine the final locations and requirements.
7. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

DRP - CORDONA

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR060999 Map Date March 18, 2008 - Exhibit A

C.U.P. _____ Map Grid Vasquez - 3064A

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate for this project.

City Inspector: Scott Jaeggi Date April 3, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR060999 Tentative Map Date March 18, 2008 - Exhibit A

Revised Report Yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 3 public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Submit an original Fire Flow Availability form (Form 195) prior to clearance of Tentative Map.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. Arrangements to meet these requirements must be made with the water purveyor serving the area.

City Inspector Scott Jaeggi Date April 3, 2008



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 60999

DRP Map Date: 03/18/2008

SCM Date: 04/07/2008

Report Date: 04/03/2008

Park Planning Area # 35D

CANYON COUNTRY

Map Type: REV. (REV RECD)

Total Units

40

= Proposed Units

40

+ Exempt Units

0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.39
IN-LIEU FEES:	\$57,582

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$57,582 in-lieu fees.


Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

by:


James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
April 03, 2008 08:46:13
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60999	DRP Map Date: 03/18/2008	SMC Date: 04/07/2008	Report Date: 04/03/2008
Park Planning Area #	35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 40 = Proposed Units 40 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	40	0.39
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.39

Park Planning Area = 35D CANYON COUNTRY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.39	\$147,646	\$57,582

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.39	0.00	0.00	0.39	\$147,646	\$57,582



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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April 2, 2008

RFS No. 08-0007969

Tract Map No. 060999

Vicinity: Canyon Country

Tentative Tract Map Date: March 18, 2008 (7th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060999** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
Flood Hazard/Drainage				
Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Fire Hazard/Fire Services				
The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
Air Quality				
The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.				
To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.	Field check	During building construction	Applicant	Public Works
Biota Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	No ground disturbing between February 1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				
Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (<i>Spea hammondi</i>) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist	Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad	Prior to issuance of grading permit	Applicant	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.				
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
Traffic Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road: 1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane. Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval. The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Submittal and approval of striping plan. Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
		Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
Education Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.				
Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning